

HAMPTON FAIRWAYS PLAT THREE

A PART OF INDIAN SPRING, A PLANNED UNIT DEVELOPMENT,
LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FL.

86

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 11/09/91
this 17 day of MARCH 1991
and duly recorded in Plat Book No. 20
on page 80-87
DOROTHY H. WILKEN, Clerk of Circuit Court
by David A. Martin D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE RESORT AT INDIAN SPRING INCORPORATED, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "HAMPTON FAIRWAYS PLAT THREE", SAID LANDS LYING IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION: "HAMPTON FAIRWAYS PLAT THREE"

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N.00°04'43"E., ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 383.66' FEET; THENCE N.89°55'17"W. A DISTANCE OF 1837.16' FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 17, "HAMPTON FAIRWAYS PLAT ONE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64 ON PAGES 152 THRU 155 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE S.67°40'21"W., A DISTANCE OF 176.72' FEET; THENCE S.17°00'00"W., A DISTANCE OF 110.60' FEET; THENCE N.71°00'00"W., A DISTANCE OF 240.00' FEET; THENCE N.08°00'00"W., A DISTANCE OF 240.00' FEET; THENCE N.27°00'00"W., A DISTANCE OF 350.00' FEET; THENCE N.14°00'00"E., A DISTANCE OF 555.22' FEET; THENCE S.76°00'00"E., A DISTANCE OF 85.62' FEET; THENCE N.14°00'00"E., A DISTANCE OF 10.00' FEET; THENCE S.76°00'00"E., A DISTANCE OF 53.20' FEET; THENCE S.36°38'46"E., A DISTANCE OF 18.58' FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S.36°36'46"E., THE LAST FOUR (4) CALLS BEING COINCIDENT WITH THE SOUTHERLY LIMITS OF LOT 45, "HAMPTON FAIRWAYS PLAT TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, ON PAGES 23 THRU 25 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 115.55' FEET TO THE POINT OF TANGENCY; THENCE S.14°00'00"W., A DISTANCE OF 42.53' FEET; THENCE S.76°00'00"E., A DISTANCE OF 145.14' FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S.80°58'58"E., THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 37.50' FEET, A CENTRAL ANGLE OF 85°01'02", AND AN ARC LENGTH OF 55.64' FEET TO THE POINT OF TANGENCY; THENCE S.76°00'00"E., A DISTANCE OF 72.50' FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00' FEET, A CENTRAL ANGLE OF 180°00'00" AND AN ARC LENGTH OF 502.65' FEET TO THE POINT OF TANGENCY; THENCE N.76°00'00"W., A DISTANCE OF 14.00' FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.05' FEET, A CENTRAL ANGLE OF 131°00'00", AND AN ARC LENGTH OF 57.27' FEET TO THE POINT OF TANGENCY; THENCE S.27°00'00"E., A DISTANCE OF 129.59' FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00' FEET, A CENTRAL ANGLE OF 85°19'39", AND AN ARC LENGTH OF 111.69' FEET TO THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 273.87' FEET, A CENTRAL ANGLE OF 05°44'41", AND AN ARC LENGTH OF 27.46' FEET; THENCE S.22°18'39"E., A DISTANCE OF 74.56' FEET; THENCE S.70°30'22"W., A DISTANCE OF 15.03' FEET; THENCE S.19°29'37"E., A DISTANCE OF 42.61' FEET; THENCE S.25°51'11"E., A DISTANCE OF 30.06' FEET; THENCE S.22°19'39"E., A DISTANCE OF 42.50' FEET; THENCE N.67°40'21"W., A DISTANCE OF 110.60' FEET; THENCE S.22°19'39"E., A DISTANCE OF 72.50' FEET TO THE POINT OF BEGINNING, THE LAST EIGHTEEN (18) CALLS BEING COINCIDENT WITH SAID "HAMPTON FAIRWAYS PLAT ONE".

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA,
CONTAINING 8.942 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

TRACT "B" (ACCESS TRACT) AS SHOWN HEREON IS HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR INGRESS, EGRESS, UTILITY AND DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR DRAINAGE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "D" AS SHOWN HEREON IS HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR OPEN SPACE AND ALL OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE TELEVISION.

THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT FOR THE PURPOSE OF MAINTAINING ROOF OVERHANGS.

PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY ROADS.

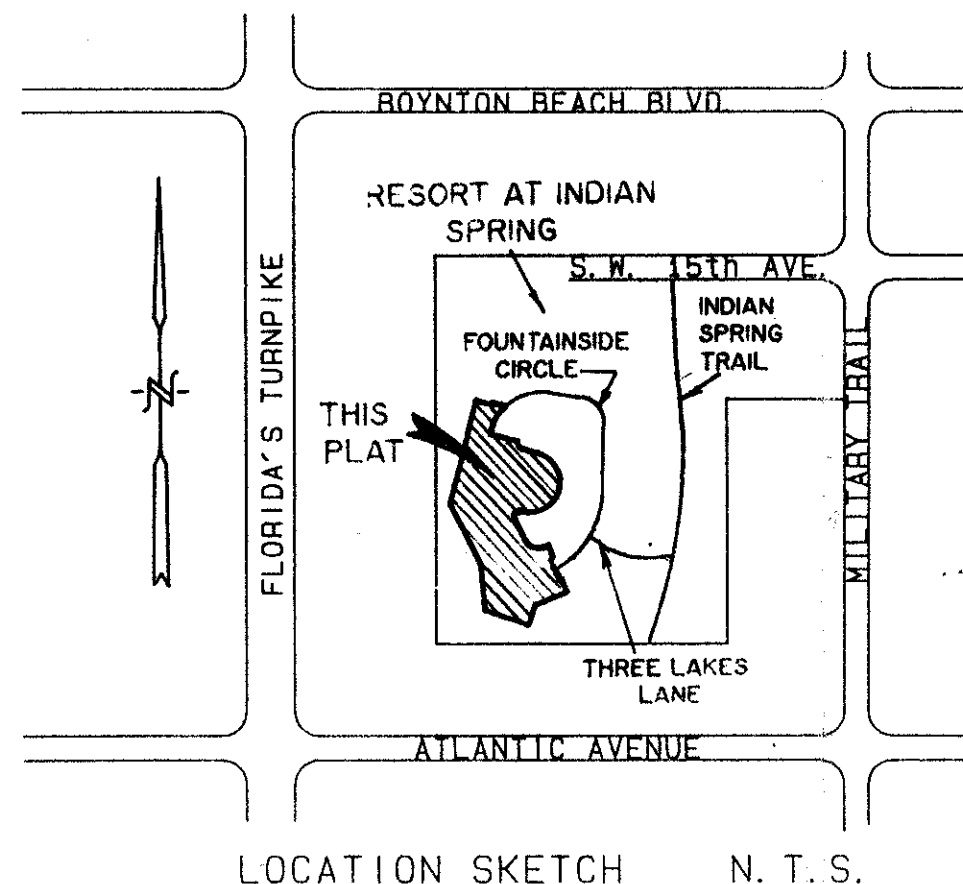
IN WITNESS WHEREOF, THE ABOVE MENTIONED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND BY THE CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF JUNE, 1992.

THE RESORT AT INDIAN SPRING, INC. A FLORIDA CORPORATION
ATTEST: Marjorie M. Peterman BY: Al Kaplan
MARJORIE M. PETERMAN (SECRETARY) AL KAPLAN (PRESIDENT)

ACCEPTANCE:

HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC.

HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION OF THE FOLLOWING: TRACT "B" (ACCESS TRACT), TRACT "D", DRAINAGE EASEMENTS AND OVERHANG EASEMENTS AS SHOWN HEREON AND FURTHER ACKNOWLEDGES THAT SAID TRACTS, OVERHANG EASEMENTS, AND DRAINAGE EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY OR TO HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC.



P. U. D. DATA	
TRACT "B"	= 1.208 ac.
TRACT "D" (OPEN SPACE)	= 0.119 ac.
LOTS	= 7,615 ac.
TOTAL	= 8,942 ac.
DWELLING UNITS	= 48
DENSITY	= 5.37 D.U./ac.
PETITION NUMBER	= 73-52C

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AL KAPLAN AND IVAN ECHELSON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER, RESPECTIVELY, OF HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF THE HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY THE DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 15 DAY OF JULY OF A.D. 1992.

David A. Martin
NOTARY PUBLIC STATE OF FLORIDA. MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH

I, ALBERT N. PROUJANSKY, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY TO FIND THE TITLE TO THE PROPERTY IS VESTED TO THE RESORT AT INDIAN SPRING, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: February 1, 1993

Albert N. Proujansky
ALBERT N. PROUJANSKY, ESQUIRE

SURVEYOR'S CERTIFICATION: STATE OF FLORIDA COUNTY OF BROWARD

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P. R. M. 'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA AS SET FORTH IN CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE: 1/14/92
Paul Edward Brewer
PAUL EDWARD BREWER
REGISTERED LAND SURVEYOR NO. 3240
STATE OF FLORIDA

COUNTY APPROVALS: STATE OF FLORIDA COUNTY OF PALM BEACH BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH A. D. 1993.

BY: Mary McCarty
MARY MCCARTY, CHAIR
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

ATTEST:

DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: Mary Lou Berger
DEPUTY CLERK

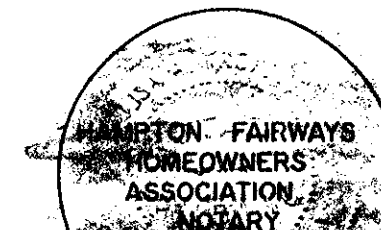
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH A. D. 1993.

BY: George T. Webb, Jr.
GEORGE T. WEBB, JR. FOR
COUNTY ENGINEER, PALM BEACH COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. DENOTES A PERMANENT REFERENCE MARKER (P. R. M.), CERT. NO. 3240.
2. O.R.B. DENOTES OFFICIAL RECORD BOOK.
3. D. E. DENOTES DRAINAGE EASEMENT.
4. U. E. DENOTES UTILITY EASEMENT.
5. O. E. DENOTES OVERHANG EASEMENT.
6. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WESTBOURNE DRIVE SOUTH, AS RECORDED IN PLAT BOOK 60, PAGES 200-201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (BEARING: N. 00° 04' 43" E., AS SHOWN ON THE EAST LINE, S. E. 1/4 34-45-42).
7. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
8. L. M. E. DENOTES LAKE MAINTENANCE EASEMENT.
9. N. R. DENOTES NON-RADIAL LINE.
10. L. A. E. DENOTES LAKE ACCESS EASEMENT.
11. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
12. ALTERATIONS TO LOT DRAINAGE SHALL BE SUBJECT TO ARTICLE VI, SECTION 6.13 OF THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR HAMPTON FAIRWAYS HOMEOWNERS ASSOCIATION.
13. P. B. C. R. DENOTES PALM BEACH COUNTY RECORDS.
14. C/L DENOTES CENTERLINE.



HAMPTON FAIRWAYS PLAT 3

PAR. E, G, Q

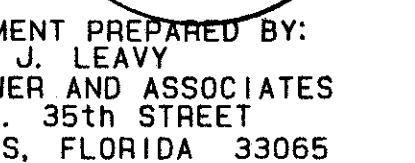
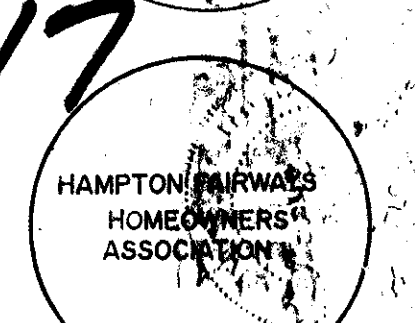
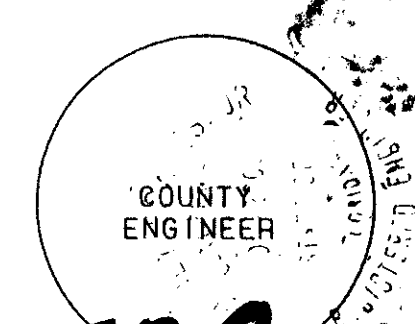
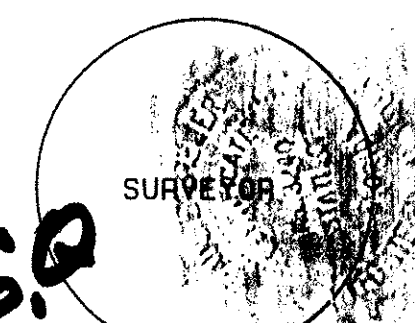
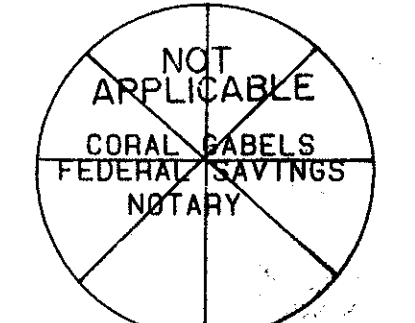
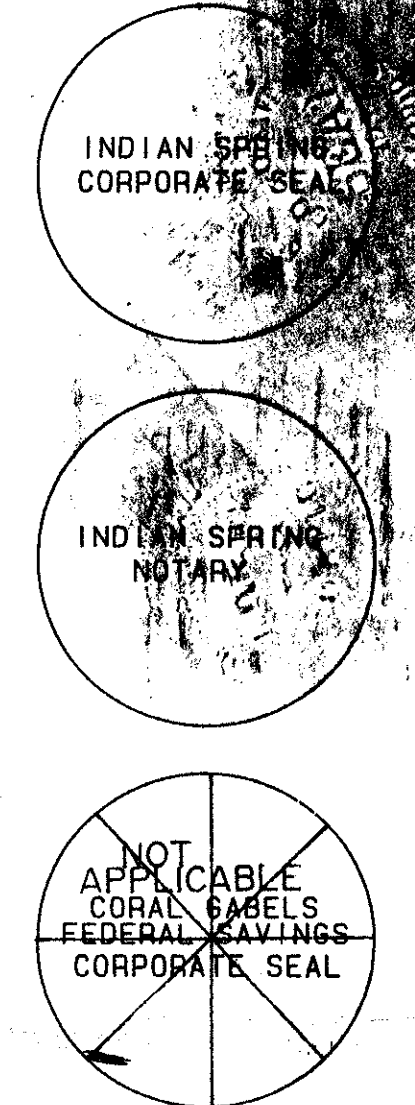
PET. 73-52C

ALLOC. #0001

0259-017

70/86

THIS INSTRUMENT PREPARED BY:
DENNIS J. LEAVY
FOR PAUL BREWER AND ASSOCIATES
12321 N.W. 35th STREET
CORAL SPRINGS, FLORIDA 33065



SUBDIVISION # Hampton Fairways
BOOK 70
PAGE 86
FLOOD MAP # 200A
QUAD # 35
ZONING RS
ZIP CODE 33407
PUD NAME same
34/4542

TAB = 453